103.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,010,300 / 1,010,300
					USE VALUE:	1,010,300 / 1,010,300
					ASSESSED:	1,010,300 / 1,010,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		ARROWHEAD LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZLOCHISTI MARINA
Owner 2:	MATVEEV ALEXANDER
Owner 3:	
Street 1:	24 ARROWHEAD LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CLAYTON ANTHONY W -
Owner 2:	CLAYTON CYNTHIA G -
Street 1:	24 ARROWHEAD LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,830 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Clapboard Exterior and 3801 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12830.000	445,400	1,500	563,400	1,010,300
Total Card	0.295	445,400	1,500	563,400	1,010,300
Total Parcel	0.295	445,400	1,500	563,400	1,010,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 265.80 | /Parcel: 265.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66582
GIS Ref
GIS Ref
Insp Date 09/13/18

!8235!

PREVIOUS ASSESSMENT

Parcel ID 103.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	445,400	1500	12,830.	563,400	1,010,300	1,010,300	Year End Roll	12/18/2019
2019	101	FV	358,900	1500	12,830.	563,400	923,800	923,800	Year End Roll	1/3/2019
2018	101	FV	358,900	1000	12,830.	482,900	842,800	842,800	Year End Roll	12/20/2017
2017	101	FV	358,900	1000	12,830.	450,700	810,600	810,600	Year End Roll	1/3/2017
2016	101	FV	358,900	1000	12,830.	386,400	746,300	746,300	Year End	1/4/2016
2015	101	FV	357,200	1000	12,830.	346,100	704,300	704,300	Year End Roll	12/11/2014
2014	101	FV	357,200	1000	12,830.	320,400	678,600	678,600	Year End Roll	12/16/2013
2013	101	FV	357,200	1000	12,830.	305,500	663,700	663,700		12/13/2012

PRINT

Date	Time
12/10/20	22:48:49

LAST REV

Date	Time
12/26/19	14:02:56

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8235

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLAYTON ANTHONY	1537-101	1	11/21/2018		1,040,000	No	No		Filed both ways 71916:459
SERPA WILLIAM J	1253-53		6/7/2002		558,000	No	No		
	8006-527		1/1/1901		1	No	No		N

USER DEFINED

Prior Id # 1:	66582
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2019	1481		2,000					
2/22/2013	241	Manual	35,460	C				
2/27/2008	158	Redo Bat	32,200			G9	GR FY09	re-do 2 baths and
3/28/2003	204	Alterati	7,500					

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	BS	Barbara S
5/23/2013	Info Fm Prmt	EMK	Ellen K
4/14/2009	Meas/Inspect	163	PATRIOT
8/18/2002	MLS	MM	Mary M
10/22/1999	Meas/Inspect	263	PATRIOT
8/27/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12830		Sq. Ft.	Site		0	70.	0.63	4									563,432						563,400	

Total AC/HA: 0.29454 | Total SF/SM: 12830 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 563,432 | Spl Credit | Total: 563,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	yellow		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.13342535
Const Adj.:	1.03950000
Adj $ / SQ:	111.929
Other Features:	136832
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	547199
Depreciation:	101779
Depreciated Total:	445420

COMMENTS

GEO THERMAL HEATING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1			HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

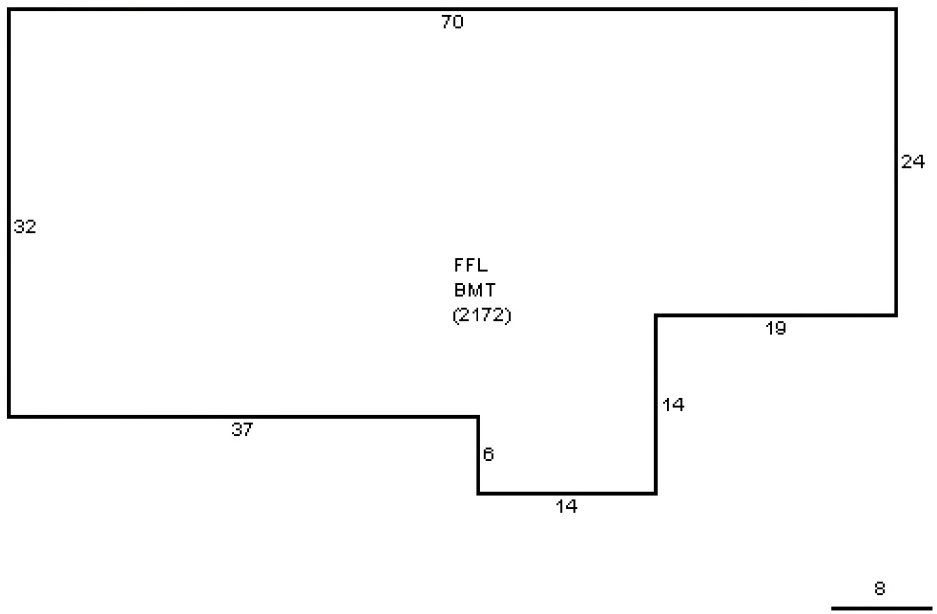
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	123.12
Special Features:	0	Val/Su Net:	102.53
Final Total:	445400	Val/Su SzAd	205.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,172	54.100	117,513
FFL	First Floor	2,172	111.930	243,109
	Net Sketched Area:	4,344	Total:	360,622
Size Ad	2172	Gross Are	4344	FinArea 3801

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

103.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	26X22	A	GD	1998	2.91	T	12.6	101			1,500			1,500

More:	N	Total Yard Items:	1,500	Total Special Featues:	Total: 1,500